



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

June 14, 2018

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project. The proposed findings and the associated analysis can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required however any comments received will be accepted and taken into consideration. A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

VILLAGE PLACE APARTMENTS; PDS2015-STP-15-026; PDS2015-ER-15-09-007

The project is a Site Plan for a 25-unit apartment complex. The 3.4-acre project site is located at 521 16th Street in the Ramona Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-24). Zoning for the site is Urban Residential (RU). The Ramona Community Plan has a density requirement of 7.3 dwelling units per acre in the Ramona Village area. The proposed project is consistent with density and lot size requirements of the General Plan, Ramona Community Plan, and Zoning Ordinance.

The proposed project consists of a 25-unit apartment complex, of which 16 units are designed for two bedrooms, and nine units are designed for three bedrooms. Amenities include a walking path, children's play area, and barbeque/picnic area. The site is currently vacant. Access to the site would be provided by a driveway connecting to 16th Street. The project would be served by sewer and imported water from the Ramona Municipal Water District. Earthwork will consist of a 1,437 cubic yards of cut, 14,264 cubic yards of fill, and 12,828 cubic yards of imported material.

Comments on the proposed findings and associated analysis must be received no later than **July 13, 2018 at 4:00 p.m.** (a 30 day public disclosure notice period). For additional information, please contact Marisa Smith at (858) 694-2621 or by e-mail at marisa.smith@sdcounty.ca.gov.